PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section __1BO2_3_B_(III_C_3)_to_permit_a_side_yard_setback_____ of 2 feet in lieu of the required 7 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) <u>213</u> PLEASE SEE ATTACHED SHEET... DATE 4-3-87 200 1000 Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Ballimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): MOSES RETTS IR. (Type or Print Name) Type or Print Name) Signature CONNIE DEBORAL BETTS Address (Type or Print Name) Delivoral Bells Ci.; and State Attorney for Petitioner: 6842 WESTRIDGE RD. (301) 486-1480 (Type or Print Name) BALTIMORE, MARYLAND, 21207 Signature Name, address and phone number of legal owner, con-Address tract purchaser or representative to be contacted MOSES & CONNIE D. BETTS JR. Attorney's Telephone No.: 6842 WESTRIDGE RD. (301) 486-1480 ORDERED By The Zoning Commissioner of Baltimore County, this __9th____ day out Baltimore County, that property be posted, and that the public hearing be had before the Zoning County Ssioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ---- day of August CERTIFICATE OF POSTING

BEFORE THE IN RE: PETITION ZONING VARIANCES NW/S of Westridge Road, 444' ZON: 3 COMMISSIONER SW of the centerline of Alter * Street (6842 Westridge Road) -OF BALTIMORE COUNTY 3rd Election District Case No. 87-61-A Moses Betts, Jr., et ux, Petitioners * * * * * * * * * * * AMENDED ORDER Pursuant to the north boundary survey submitted to this Commissioner, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this of October, 1986, that: 1. The carport shall be no closer than two feet to the north property line at any point. 2. No portion of the carport shall extend onto the adjacent property. 3. The Petitioners have 30 days from the date of this Order to comply with the above or remove entirely what has been constructed. AJ/srl cc: Mr. & Mrs. Moses Betts, Jr. Mr. & Mrs. Ellis McKnight People's Counsel

on Petitioners' Exhibit 1. adjacent property owners, appeared in opposition.

BEFORE THE IN RE: PETITION ZONING VARIANCE NW/S of Westridge Road, 444' ZONING COMMISSIONER SW of the centerline of Alter * Street (6842 Westridge Road) -OF BALTIMORE COUNTY 3rd Election District Case No. 87-61-A Moses Betts, Jr., et ux, Petitioners ' * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of two feet instead of the required seven feet, as more particularly described

The Petitioners appeared and testified. Mr. and Mrs. Ellis McKnight,

Testimony indicated that the subject property is located on Westridge Road and is zoned D.R.5.5. The Petitioners propose a carport attached to the north side of their dwelling within two feet of the property line. Its primary purpose is for the protection and convenience of their 16-year-old handicapped son, who is non-ambulatory and non-verbal. A ramp for their son's wheelchair presently exists on the north side of the dwelling, which faces the Protestants' home. In fact, the dwellings face their respective side property lines. The Petitioners wish to provide a covered area so that their son may be outside and be protected from inclement weather without fear. It is, simply, a means to provide an addition to the support system necessary for the care of a severely handicapped person such as the Petitioner's son. It cannot be instructed elsewhere due to the entrances being on each side of the dwe king and the existence of the driveway on that side.

The Protestants object because they believe there is already sufficient protection afforded by an existing two-foot overhang at the entrance to the dwelling and that there is no need for the Petitioners' son to wait outside for the school bus to pick him up. Their main contention, however, is that they believe the carport will encroach upon their property line.

The Petitioners seek relief from Section 1802.3.B (Section III.C.3),

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unneces-
- the district or whether a lesser relaxation than that applied for would give substantial relief;
- the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirementy from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health. safety, and general welfare.

DESCRIPTION FOR VARIANCE

6842 Westridge Road 3rd Election District

Beginning at a point on the northwest side of Westridge Road (50 feet wide) at a distance of 444 feet southwest of the centerline of Alter Street, and being Lot No. 126 as shown on the plat of "Campfield Gardens - Section Two" which is recorded in the Land Records of Baltimore County in Plat Book 18, Folio 42.

Northwest Side of Westridge Road, 444 feet Southwest of the

Centerline of Alter Street (6842 Westridge Road)

DATE AND TIME: Monday, August 25, 1986, at 9:45 a.m.

3rd Election District

Case No. 87-61-A

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Zoning Variance to permit a side yard setback of 2 feet in lieu of the required 7 feet

Being the property of Moses Betts, Jr., et ux , as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

AJ/srl

relief granted:

cc: Mr. & Mrs. Moses Betts, Jr.

variance should be granted.

People's Counsel

Pursuant to the advertisement, posting of the property, and public hear-

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,

ing on this Petition held, and for the reasons given above, the requested

this _______ day of August, 1986, that the Petition for Zoning Variance to

permit a side yard setback of two feet instead of the required seven feet be

and is hereby GRANTED, from and after the date of this Order, subject, how-

ever, to the following restrictions which are conditions precedent to the

line shared with the Protestants, must be submit-

ted to the Zoning Commissioner within 30 days from

1. A certified location survey by a registered land surveyor, delineating the proper north property

2. The appeal period shall not begin until the Zoning Commissioner receives the location survey and

the date of this Order.

issues a follow-up Order.

Mr. & Mrs. Ellis McKnight

pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

- an area variance, the petitioner must meet the following:
 - sarily burdensome; 2. whether the grant would do substantial injustice to applicant as well as other property owners in
 - 3. whether relief can be granted in such fashion that

result in substantial detriment to the public good.

- 2 -

PETITION FOR ZONING VARIANCE

Please enter the appearance	e of the People's Counsel in the
above-captioned matter. Notices should	ld be sent of any hearing dates or
other proceedings in this matter and o	of the passage of any preliminary
or final Order.	
Plan	lie Cole Friedman
Phyllis Co	le Friedman ounsel for Baltimore County
neopie s c	Swiser for barelmore country
Peter	Max Zumenna
	ple's Counsel
	Court House ryland 21204
I HEREBY CERTIFY that on to	his 31st day of July, 1986, a copy
Betts, Jr., 6842 Westridge Rd., Balti	
Leter	Max Zumenna
Poter Max	Zimmerman
CO	CO
BALTIMORE COUNTY OFFICE OF PLANTING & ZONING TOWSON, MARYLAND 21204	
494-3353	
ARNOLD JABLON ZONING COMMISSIONER	JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER
August 20, 1986	THE STATE OF THE S
Mr. Moses Betts, Jr. Mrs. Connie D. Betts	
Mrs. Connie P. Betts 6842 Westridge Road Baltimore, Haryland 21207 RE: PETITION FOR ZONING VARIA	ANCE 44° SW of the c/1
Mrs. Connie D. Betts 6842 Westridge Road Baltimore, Haryland 21207 RE: PETITION FOR ZONING VARI NW/S of Westridge Rd., 4 of Alter St. (6842 Westridge Rd.) 3rd Election District	44' SW of the c/1 idge Rd.)
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: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 87-61-A

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RE: PETITION FOR VARIANCE

Petitioners

NW/S of Westridge Rd., 444' SW of the C/L of

Alter St. (6842 Westridge Rd., 3rd District

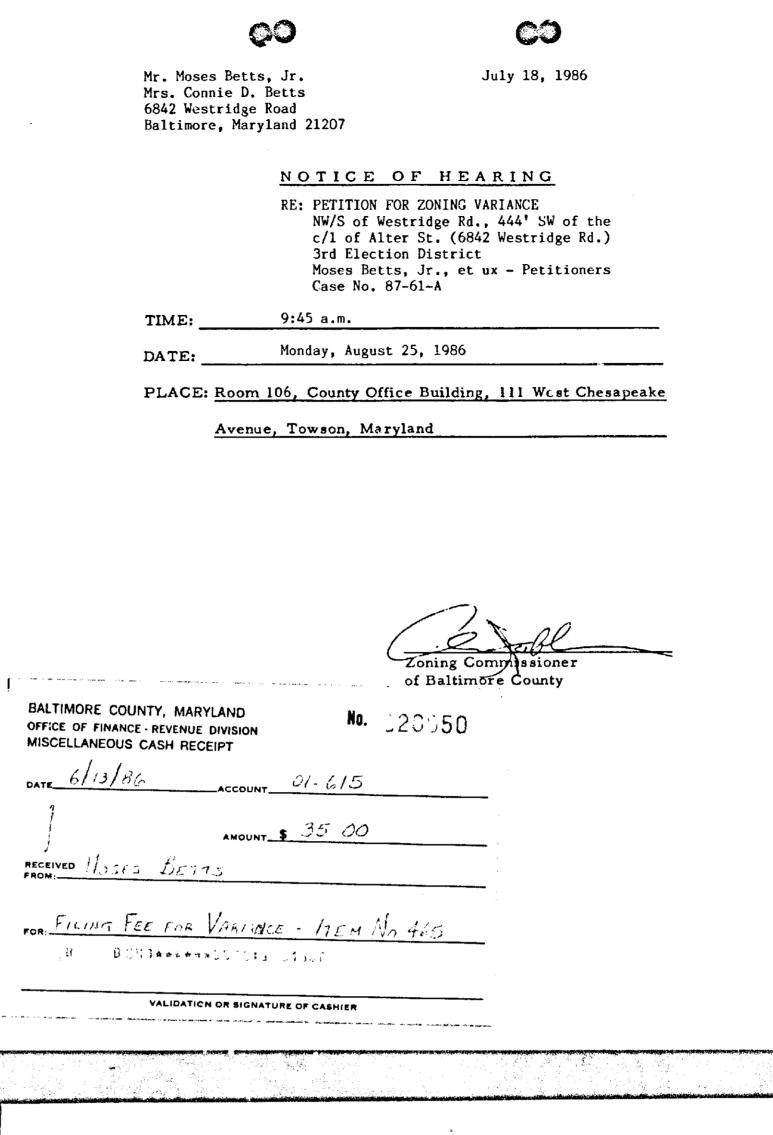
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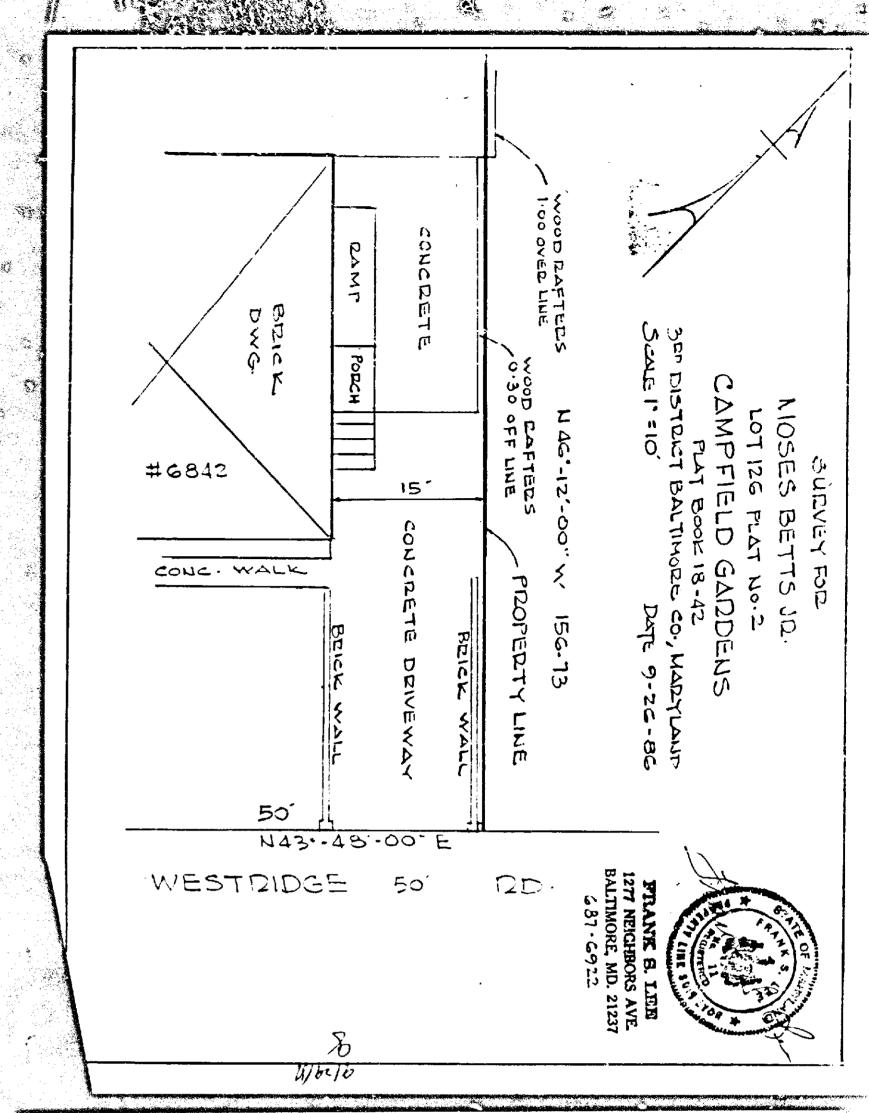
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***************************************	LEGAL NOTICE			C	3	All the second of the second o
1	3rd Election District Case No. 87-81-A OCATION: Northwest Side of Westridge I .44 feet Southwest of the Centerline of After (6842 Westridge Road) DATE AND TIME: Monday, August 25, 19 9-45 a.m.	Street	CERTIFICAT	E OF PUBLIC	ATION	
•	PUBLIC HEARING: Room 106, County 9 Building, 111 W. Chesapeake Avenue, To Maryland	Office wson,		78982		- 4
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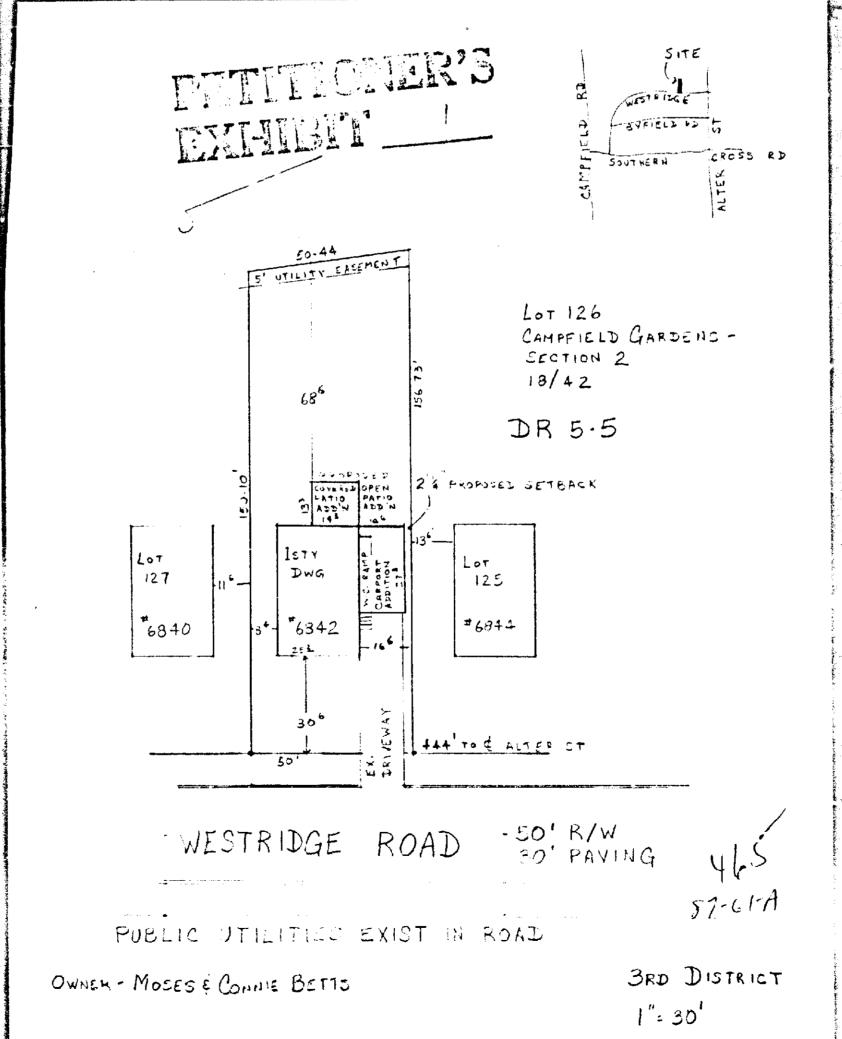
g the property of Moses in on plat plan filed with e event that this Petit ing permit may be issued uppeal period. The Zonin wer, entertain any requ	h the Zoning Office. Shed tion(s) is granted, a d within the thirty (30) - DUD	in the NORTHWEST lished in Pikesvi and before the	lle, Baltin	nore	
unce of said permit during e shown. Such request ng by the date of the h e at the hearing.	must be received in Party 1.	1919	6	-	
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	BALTIMORE C	OUNTY OFFICE OF P	LANNING & Z	ONING	
		County Office Bu 111 W. Chesapeak Towson, Maryland	ilding e Avenue 21204		
Your 9th	petition has day of	been received an	d accepted	for filing this	

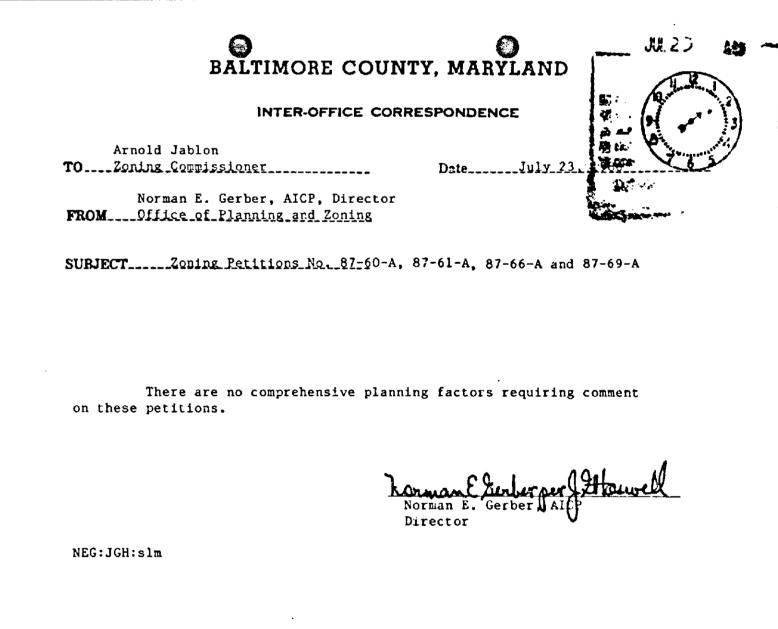
ARNOLD ABLON
Zoning Commissioner

Petitioner Moses Patts, Jr., at ux Received by: James E. Dyer Petitioner's Chairman, Zoning Plans Advisory Committee









ARNOLD JABLON ZONING COMMISSICNER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

September 29, 1986

Mr. & Mrs. Moses Betts, Jr. 6842 Westridge Road Baltimore, Maryland 21207

> RE: Case No. 87-61-A Moses Betts, Jr., et ux,

Dear Mr. & Mrs. Betts:

Pursuant to the land surveyor's report received this date, it appears that your neighbors' concern is justified. A portion of your carport is on their property and the remainder is within only three inches of your joint property line. Obviously, corrective action will be required. I need to know how and when such action will occur.

Additionally, the carport does not comply with the variance granted in my Order dated August 29, 1986. You will need to remove approximately two feet of the carport to be in compliance. This must be done immediately.

Zoning Commissioner

AJ/Sil

cc: Mr. & Mrs. Ellis McKnight 6844 Westridge Road Baltimore, Maryland 21207

Je being honorousers in the Comp-field Hardone area of Baltimore Gusty, pring a mi traggua vuoy estil alvorus, 20 preblemi - 20 evil es C - mallong Roadand the zoning publish is concerning our neighbors at 6842 Westridge Road. They are in the process of building a carport/beck which is "on" the property line. 200 contacted zoning to find out the low regarding adding additions out a home. Dre were told one could not build "within 7'" of the property line. If we did not approve of this atructure being built we were to lile a complaint. This we did. a date has been set for the hearing, which

is Monday august 25, 1986 & 4:45a.m. Our neighbors have a handicapped whom I believe they are using as their l'entouta silt puiblied vol masser sympathing with their plight, and it then was beneficial to them there trialgens a need been a complaint Giled. However, they have put in a diversey and controled a name For the cittle 3th carport is not necessary for the child. The Baltimore

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 29, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120

Chairman

MEMBERS

Department of

Traffic Engineering

Health Department

Building Department

Board of Education

Industrial

Zoning-Administration

Project Planning

State Roads Commission

Bureau of

Bureau of

Mr. Moses Betts, Jr. 6842 Westridge Road Baltimore, Maryland 21207

RE: Item No. 465 - Case No. 87-61-A Petitioner: Moses Betts, Jr., et ux Petition for Zoning Variance

Dear Mr. Betts:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, ames E. Syer/KKB JAMES E. DYER

Zoning Plans Advisory Committee

JED:kkb

Enclosures

DALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

July 2, 1986

Mr. Armold Jab'on Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Japlon:

The Department of Traffic Engineering has no comments for items number 456, 457, 458, 459, 460, 461, 464 (465) and 467.

Very truly yours, medal Thengin

Michael S. Flanigan Traffic Engineer Associate II *******

3

CAMPFIELD COMMUNITY ASSOCIATION 6829 Westridge Road Baltimore, Maryland 21207 653-9214 * 653-1519

August 20, 1986

Mr. and Mrs. Elex McKnight,

In reference to your letter regarding the zoning variance at 6842 Westridge Road, the Campfield Community Association cannot take sides with either party. However, in obseving the situation we do find certain potential winter ice and snow hazards (possible ice and snow sliding into your yard), trespasing to continue building or make any future repairs, possible property value loss on your home if you decide to sell, and it will limit you to building onto your property because it leaves very little clearance between properties.

We also agree that the carport will not benefit a handicap person. Exceptions are made for handicap children and adults by the transportatic. departments statewide and countywide.

One of the association officers will be available to attend the hearing on Monday, August 25, 1986 at 9:45 a.m. and assist yc on certain matters if necessary. Please remember that we can only observe and report our findings and that we cannot give you or your neighbor any other support.

If you have any questions regarding this matter or if you need our assistance in the future please feel free to call me at 653-1519 or 653-9214.

EXHIBIT .

- County Is period Education Division-I ransportation was contacted as to their procedure for the picking up and the discharging of their Decide Chucation Callion. Their policy in she same as that for a med in blik beggarianore- min on fair weather. However, in inclement estation the child can write indione. over a pool in view of the brus driver. Do therefore, we feel using the carport or protection for the child in bod or inclement weather is not necessary.

Mr. Arnold Jablan County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

JULY 22, 1986

Iten 465
Proserty Owner: Moses Betts, Ja, etal SW & ALTERST. The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)There are no site planning factors requiring comment.

(A County Seview Group Meeting is required.

(A County Seview Group meeting was neld and the minutes will be something to Services. A County Review Group meeting was held and the minutes will be forward by the Eureau of Public Services.

This site is part of a longer tract: therfore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior 10 issuance of a building permit.

The access is not satisfactory. The parking arrangement is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.)This property contains must be shown on the bian.

(development on these soils is prohibited.)

(contains and alternation of the floorelain is prohibited.) Occupant on these solls is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.

()Development of this site may constitute a potential conflict with the Baltimore County Haster plan.

()The amended Development Plan was approved by the Planning Board Diandscaping: Must comply with daltimore County Landscape Manual.

The property is located in a deficient service area as defined by Sill 178-79. No building parmit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is

() The property is inducted in a crarric area controlled by a *D* level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas industrianal comments:

Cunone A. Goter

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. REINCKE CHIEF

June 25, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

RU: Property Owner: Moses Betts, Jr., et ux

Location: NW/S Westridge Rd., 444' SW centerline Alter St.

Zoning Agenda: Meeting of 6/24/86 Item No.: 465

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 edition prior to occupancy.

') 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments, at this time.

Mrs Prevention Bureau

Special Inspection Division

dm\

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

TED ZALESKI, IR. DIRECTOR

Office of Planning and Coming Towson, Maryland 21204

Comments on Item # 465 Zoning Advisory Committee Meeting are as follows: Moses Betts, Jr., et ux

NW/S Westridge Road, LLL feet SW c/l Alter Street

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 1980) and other applicable Codes and Standards.
- B. A building and other miscallaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shell be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Was Groups except B-4 Single Family Detached Dwallings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot Jins. B-4 Use Groups require a one hour wall it closer than 3'-0 to an interior lot line. Any tall built m an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction to improvided. See Table 401 and 505 and have your Architect/Angineer contact this department.
- G. The requeried variance appears to conflict with Section(s) ______, of the Baltimore
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engager seals are usually required. The change of Use Groups are from Use to Use . . See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Carports may be treated the same as porches. See the attached Code memo for requirements.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Toning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

0 0 00

JUNE 12,1986

(INDICATE HARDSHIP OR PRACTICAL DIFFICULTY)

1. TO ELEMINATE HAZARDS AND HARDSHIPS FOR MY 16 YEAR OLD HANDICAPPED SON DANTE' ...

****DANTE'S MOTOR SKILLS ARE WEAK WHICH MAKES IT IMPOSSIBLE FOR HIM TO HOLD AN UMBRELLA DURING HEAVY RAIN, WHEN BEING TAKEN TO AND FROM THE CAR, TO HIS WHEEL CHAIR RAMP

****ICE AND SNOW MAKE PUSHING HIS WHEEL CHAIR DIFFICULT AND

DANGEROUS, TO AND FROM CAR AND WHEEL CHAIR RAMP ****DIRECT SUMMER SUN BURNS DANTE'S SKIN VERY QUICKLY AND SOMETIMES CAUSES A RISE IN HIS BODY TEMPATURE THEREFORE HE CAN'T BE OUTSIDE TO ENJOY THE DAY (THERE ARE NO SHADE

TREES ON THE PROPERTY) ****MY SON'S HEALTH IS IN JEOPARDY, WHEN BEING EXPOSED TO THE ELEMENTS UNSHELTERED, IT IS NOT FEASIBLE TO KEEP DANTE' INSIDE, ANY MORE THAN NECESSARY.

OUR PLANNED CHANGE WILL NOT ADVERSELY AFFECT THE UNIFORMITY OF OUR COMMUNITY SCENCE AT PRESENT THERE ARE OTHER EXISTING LOTS ON OUR SAME COMMUNITY ZONING BLUE PRINT WITH SIMULAR CHANGES IN REGARDS TO SPACE REQUIRED.

00

MR. & MRS MOSES BETTS JR., et up
6842 WESTRIDGE RD. BALTIMORE, MD, 21207

JUNE 10,1986

DEAR SIRS:

THIS IS A REQUEST TO THE ZONING BOARD TO CONSIDER EXPADITING OUR PETITION FOR A ZONING VARIENCE TO COMPLETE A CAR PORT.

MY HUSBAND AND I ARE PLANNING TOWARDS THE SAFEST ENVIORMENT POSSIBLE FOR OUR 16 YEAR OLD HANDICAPPED SON, OUR PAST IMPROVEMENTS TO OUR PROPERTY OUT DOORS AND PRESENT PLANS ARE A PART OF OUR HOPES FOR KEEPING DANTE' AT HOME WITH HIS FAMILY RATHER THAN IN AN INSTITUTION. THE CAR PORT WOULD PROTECT HIM FROM INCLEMENT WEATHER DURING WINTER ON TRIPS TO AND FROM THE CAR, IT ALSO WOULD SERVE AS A COVERED OUTSIDE AREA WHERE DANTE' CAN SIT WITHOUT BEING IN THE DIRECT SUNLIGHT AND ENABLE HIM TO ENJOY THE OUT DOORS DURING THE DAY

ANY HELP YOU ALL CAN GIVE US IN THIS MATTER WOULD BE GRATEFULLY APPRECIATED.

CONNIE BETTS

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

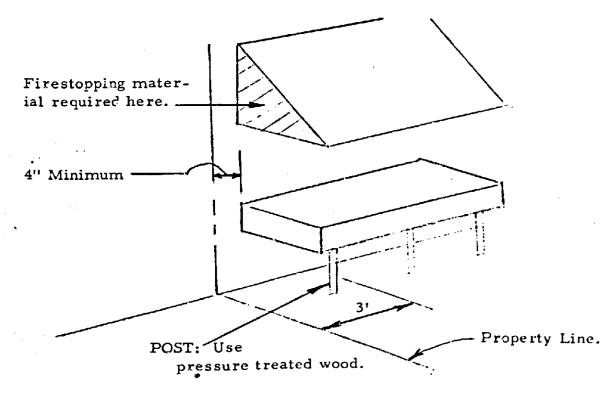
Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



PAULA C. HOLLINGER I ITH DISTRICT BALTINIORE COUNTY

COMMITTEES:

ENVIRONMENTAL MATTERS

NATIONAL CONFERENCE OF

STATE LEGISLATURES.

SCIENCE, TECHNOLOGY

AND RESOURCE PLANNING

COMMITTEE

GOVERNOR'S TASK FORCE

JOINT OVERSIGHT COMMITTE

HEALTH CARE COST CONTAINMENT

Mr. Arnold Jablon

Dear Mr. Jablon:

petition.

PCH/lt

County Office Building

Towson Maryland 21204

Zoning Commissioner, Baltimore County

VIOLENCE & EXTREMISM









HOUSE OF DELEGATES ANNAPOLIS, MARYLAND 21401-1991

June 524, 1986

It has come to my attention, that a constituent of mine, Connie Betts of

varience to build a carport which will serve as protection in inclement weather

for her handicapped child, Dante Hudson. My office is well acquanited with Mrs.

Betts struggle to keep her son at home rather than in an institution. We were

materials to build her a ramp and driveway so that Dante's wheelchair would be

being in direct sunlight and also would protect him from getting wet during

accessible from house to car. A carport would allow him to sit outside without

trips to and from the car. As I understand it, there are 10 lots on Mrs. Betts' block with improvements that are equal or similar in space requirements to her

I would be very grateful if you would help Mrs. Betts in any way possible in

6842 Westridge Road, Baltimore, Maryland 21207, has applied for a zoning

successful in helping her find companies willing to contribute time and

order to see that her petition is acted on swiftly and favorabely.

Sincerely,

Paula C. Hollinger

Thank you in advance for your cooperation.

HOME ADDRESS:

3708 LANAMER ROAD RANDALLSTOWN, MARYLAND 21133 PHONE: 655-2525

DURING SESSION: HOUSE OF FICE BUILDING ROOM 310 ANNAPOLIS, MARYLAND 21401-1991 TELEPHONE: 841-3342

GOVERNOR'S TASK FORCE VIOLENCE & EXTREMISM JOINT OVERSIGHT COMMITTEE HEALTH CARE COST CONTAINMENT

PAULA C. HOLLINGER

11TH DISTRICT

BALTIMORE COUNTY

---COMMITTEES:

ENVIRONMENTAL MATTERS

NATIONAL CONFERENCE OF

STATE LEGISLATURES,

SCIENCE TECHNOLOGY

AND RESOURCE PLANNING

COMMITTEE

00



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ANNAPOLIS, MARYLAND 21401-1991

3706 LANAMER ROAD RANDALLSTOWN, MARYLAND 21133 PHONE: 655-2525 DURING SESSION: HOUSE OFFICE BUILDING

ROOM 310

ANNAPOLIS, MARYLAND 21401-1991

TELEPHONE: 841-3342

HOME ADDRESS:

dellan

Mr. Arnold Jablon Zoning Commissioner, Baltimore County County Office Building

Towson Maryland 21204 Dear Market

June 150 - 10:00 A.M. 486-1480 /683-4992

It has come to my attention, that a constituent of mine, Connie Betts of 6842 Westridge Road, Baltimore, Maryland 21207, has applied for a zoning varience to build a carport which will serve as protection in inclement weather for her handicapped child, Dante Hudson. My office is well acquanited with Mrs. Betts struggle to keep her son at home rather than in an institution. We were successful in helping her find companies willing to contribut time and materials to build her a ramp and driveway so that Dante's wheelchair would be accessible from house to car. A carport would allow him to sit outside without being in direct sunlight and also would protect him from getting wet during trips to and from the car. As I understand it, there are 10 lots on Mrs. Betts' block with improvements that are equal or similar in space requirements to her petition.

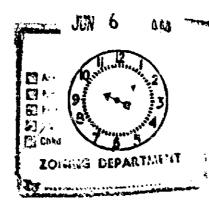
I would be very grateful if you would help Mrs. Betts in any way possible in order to see that her petition is acted on swiftly and favorabely.

Thank you in advance for your cooperation.

Sincerely Daula

PCH/lt

Paula C. Hollinger





OVER

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section __1BO2_3_B_(III_C_3)_to_permit_a_side_yard_setback_____ of 2 feet in lieu of the required 7 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) <u>213</u> PLEASE SEE ATTACHED SHEET... DATE 4-3-87 200 1000 Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Ballimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): MOSES RETTS IR. (Type or Print Name) Type or Print Name) Signature CONNIE DEBORAL BETTS Address (Type or Print Name) Delivoral Bells Ci.; and State Attorney for Petitioner: 6842 WESTRIDGE RD. (301) 486-1480 (Type or Print Name) BALTIMORE, MARYLAND, 21207 Signature Name, address and phone number of legal owner, con-Address tract purchaser or representative to be contacted MOSES & CONNIE D. BETTS JR. Attorney's Telephone No.: 6842 WESTRIDGE RD. (301) 486-1480 ORDERED By The Zoning Commissioner of Baltimore County, this __9th____ day out Baltimore County, that property be posted, and that the public hearing be had before the Zoning County Ssioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ---- day of August CERTIFICATE OF POSTING

BEFORE THE IN RE: PETITION ZONING VARIANCES NW/S of Westridge Road, 444' ZON: 3 COMMISSIONER SW of the centerline of Alter * Street (6842 Westridge Road) -OF BALTIMORE COUNTY 3rd Election District Case No. 87-61-A Moses Betts, Jr., et ux, Petitioners * * * * * * * * * * * AMENDED ORDER Pursuant to the north boundary survey submitted to this Commissioner, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this of October, 1986, that: 1. The carport shall be no closer than two feet to the north property line at any point. 2. No portion of the carport shall extend onto the adjacent property. 3. The Petitioners have 30 days from the date of this Order to comply with the above or remove entirely what has been constructed. AJ/srl cc: Mr. & Mrs. Moses Betts, Jr. Mr. & Mrs. Ellis McKnight People's Counsel

on Petitioners' Exhibit 1. adjacent property owners, appeared in opposition.

BEFORE THE IN RE: PETITION ZONING VARIANCE NW/S of Westridge Road, 444' ZONING COMMISSIONER SW of the centerline of Alter * Street (6842 Westridge Road) -OF BALTIMORE COUNTY 3rd Election District Case No. 87-61-A Moses Betts, Jr., et ux, Petitioners ' * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of two feet instead of the required seven feet, as more particularly described

The Petitioners appeared and testified. Mr. and Mrs. Ellis McKnight,

Testimony indicated that the subject property is located on Westridge Road and is zoned D.R.5.5. The Petitioners propose a carport attached to the north side of their dwelling within two feet of the property line. Its primary purpose is for the protection and convenience of their 16-year-old handicapped son, who is non-ambulatory and non-verbal. A ramp for their son's wheelchair presently exists on the north side of the dwelling, which faces the Protestants' home. In fact, the dwellings face their respective side property lines. The Petitioners wish to provide a covered area so that their son may be outside and be protected from inclement weather without fear. It is, simply, a means to provide an addition to the support system necessary for the care of a severely handicapped person such as the Petitioner's son. It cannot be instructed elsewhere due to the entrances being on each side of the dwe king and the existence of the driveway on that side.

The Protestants object because they believe there is already sufficient protection afforded by an existing two-foot overhang at the entrance to the dwelling and that there is no need for the Petitioners' son to wait outside for the school bus to pick him up. Their main contention, however, is that they believe the carport will encroach upon their property line.

The Petitioners seek relief from Section 1802.3.B (Section III.C.3),

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unneces-
- the district or whether a lesser relaxation than that applied for would give substantial relief;
- the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirementy from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health. safety, and general welfare.

DESCRIPTION FOR VARIANCE

6842 Westridge Road 3rd Election District

Beginning at a point on the northwest side of Westridge Road (50 feet wide) at a distance of 444 feet southwest of the centerline of Alter Street, and being Lot No. 126 as shown on the plat of "Campfield Gardens - Section Two" which is recorded in the Land Records of Baltimore County in Plat Book 18, Folio 42.

Northwest Side of Westridge Road, 444 feet Southwest of the

Centerline of Alter Street (6842 Westridge Road)

DATE AND TIME: Monday, August 25, 1986, at 9:45 a.m.

3rd Election District

Case No. 87-61-A

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Zoning Variance to permit a side yard setback of 2 feet in lieu of the required 7 feet

Being the property of Moses Betts, Jr., et ux , as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

AJ/srl

relief granted:

cc: Mr. & Mrs. Moses Betts, Jr.

variance should be granted.

People's Counsel

Pursuant to the advertisement, posting of the property, and public hear-

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,

ing on this Petition held, and for the reasons given above, the requested

this _______ day of August, 1986, that the Petition for Zoning Variance to

permit a side yard setback of two feet instead of the required seven feet be

and is hereby GRANTED, from and after the date of this Order, subject, how-

ever, to the following restrictions which are conditions precedent to the

line shared with the Protestants, must be submit-

ted to the Zoning Commissioner within 30 days from

1. A certified location survey by a registered land surveyor, delineating the proper north property

2. The appeal period shall not begin until the Zoning Commissioner receives the location survey and

the date of this Order.

issues a follow-up Order.

Mr. & Mrs. Ellis McKnight

pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

- an area variance, the petitioner must meet the following:
 - sarily burdensome; 2. whether the grant would do substantial injustice to applicant as well as other property owners in
 - 3. whether relief can be granted in such fashion that

result in substantial detriment to the public good.

- 2 -

PETITION FOR ZONING VARIANCE

Please enter the appearance	e of the People's Counsel in the
above-captioned matter. Notices should	ld be sent of any hearing dates or
other proceedings in this matter and o	of the passage of any preliminary
or final Order.	
Plan	lie Cole Friedman
Phyllis Co	le Friedman ounsel for Baltimore County
neopie s c	Swiser for barelmore country
Peter	Max Zumenna
	ple's Counsel
	Court House ryland 21204
I HEREBY CERTIFY that on to	his 31st day of July, 1986, a copy
Betts, Jr., 6842 Westridge Rd., Balti	
Leter	Max Zumenna
Poter Max	Zimmerman
CO	CO
BALTIMORE COUNTY OFFICE OF PLANTING & ZONING TOWSON, MARYLAND 21204	
494-3353	
ARNOLD JABLON ZONING COMMISSIONER	JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER
August 20, 1986	THE STATE OF THE S
Mr. Moses Betts, Jr. Mrs. Connie D. Betts	
Mrs. Connie P. Betts 6842 Westridge Road Baltimore, Haryland 21207 RE: PETITION FOR ZONING VARIA	ANCE 44° SW of the c/1
Mrs. Connie D. Betts 6842 Westridge Road Baltimore, Haryland 21207 RE: PETITION FOR ZONING VARI NW/S of Westridge Rd., 4 of Alter St. (6842 Westridge Rd.) 3rd Election District	44' SW of the c/1 idge Rd.)
Mrs. Connie D. Betts 6842 Westridge Road Baltimore, Maryland 21207 RE: PETITION FOR ZONING VARI NW/S of Westridge Rd., 4 of Alter St. (6842 Westr	44' SW of the c/1 idge Rd.)
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Mrs. Connie D. Betts 6842 Westridge Road Baltimore, Haryland 21207 RE: PETITION FOR ZONING VARI MW/S of Westridge Rd., 4 of Alter St. (6842 Westri 3rd Election District Moses Betts, Jr., et ux. Case No. 87-61-A Dear Mr. and Mrs. Betts: This is to advise you that \$6 and posting of the above property. Order is issued. THIS FEE MUST BE PAID AND THE THE DAY OF THE HEARING OR THE ORDER Do not remove sign from proper this office until the day of the he Please make the check pavable MMORE COUNTY, MARYLAND FOR FINANCE REVENUE DIVISION ELLANEOUS CASH RECEIPT 8/25/96 ACCOUNT \$61.75	is due for advertising This fee must be paid before an ZONING SIGN AND POST RETURNED ON SHALL NOT BE ISSUED. ty from the time it is placed by aring itself. County, Maryland, and remit ing, Towson, Maryland 1837
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: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 87-61-A

::::::

RE: PETITION FOR VARIANCE

Petitioners

NW/S of Westridge Rd., 444' SW of the C/L of

Alter St. (6842 Westridge Rd., 3rd District

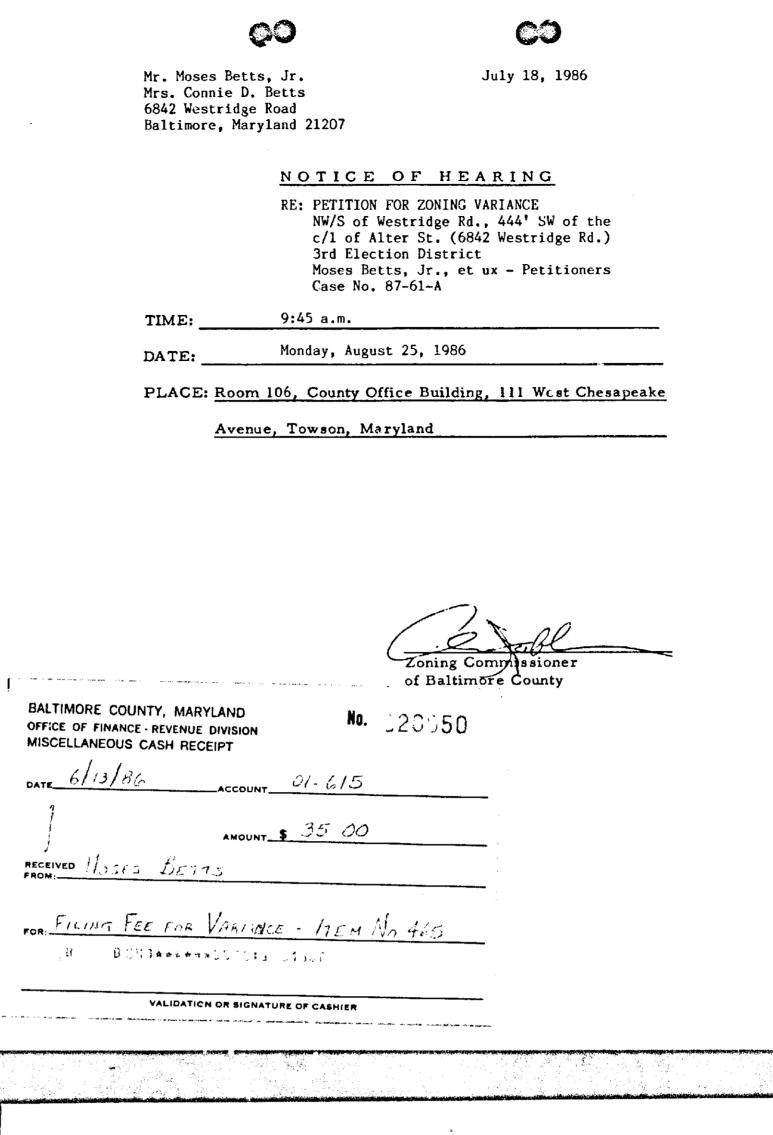
MOSES BETTS, JR., et ux,

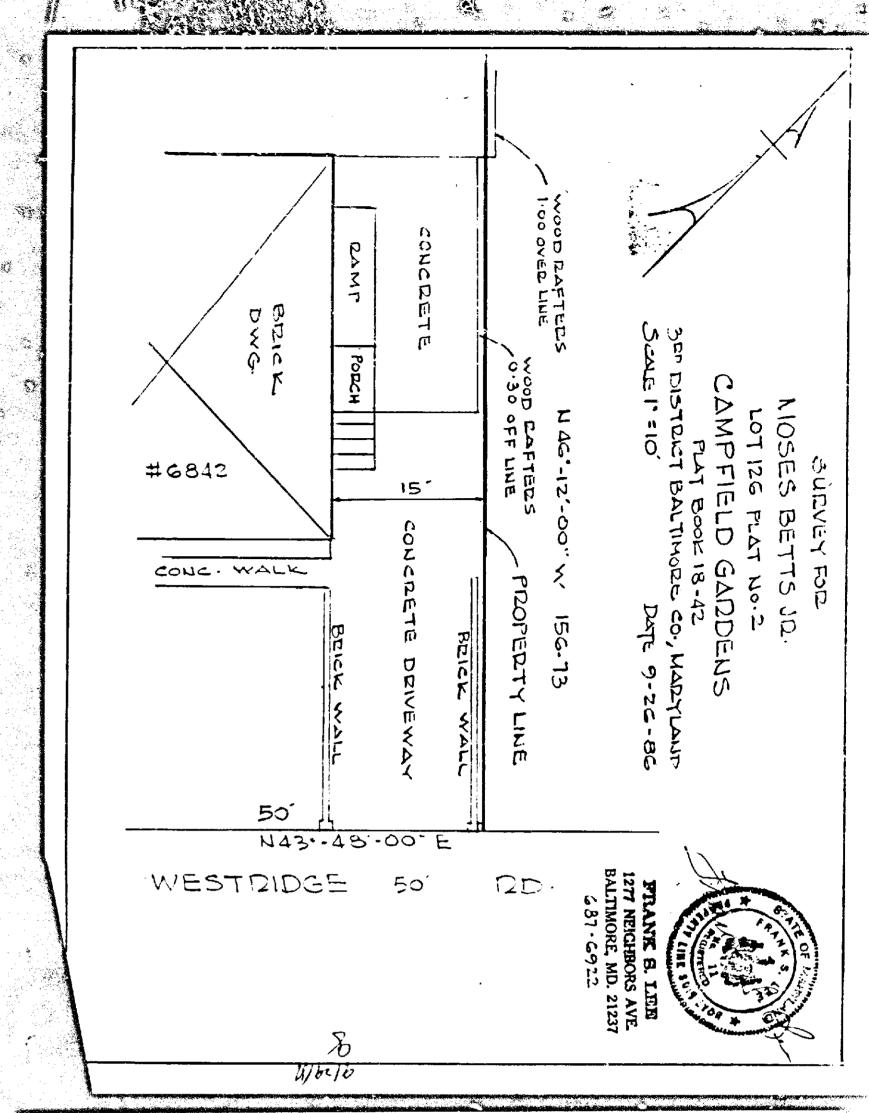
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***************************************	LEGAL NOTICE			C	3	All the second of the second o
1	3rd Election District Case No. 87-81-A OCATION: Northwest Side of Westridge I .44 feet Southwest of the Centerline of After (6842 Westridge Road) DATE AND TIME: Monday, August 25, 19 9-45 a.m.	Street	CERTIFICAT	E OF PUBLIC	ATION	
•	PUBLIC HEARING: Room 106, County 9 Building, 111 W. Chesapeake Avenue, To Maryland	Office wson,		78982		- 4
r 1	The Zoning Commissioner of Baltimore Cou- authority of the Zoning Act and Regulatic Baltimore County, will hold a public hearin Petition for Zoning Varlance to permit a sid	ins of ig:		lle, Md., _		_19_86
	zoning commission of Baltimore co	shed in publis of the lary land lary lary lary lary lary lary lary lary	before the 19 8 ation appearing day of cation appear day of cation appearing day of cation appearing day of cation appearing day of cation day of cation appearing day of cation day of catio	STAR, a we alle, Baltime 25th 6 mg on the Aug.	eekly nore day of ,19	
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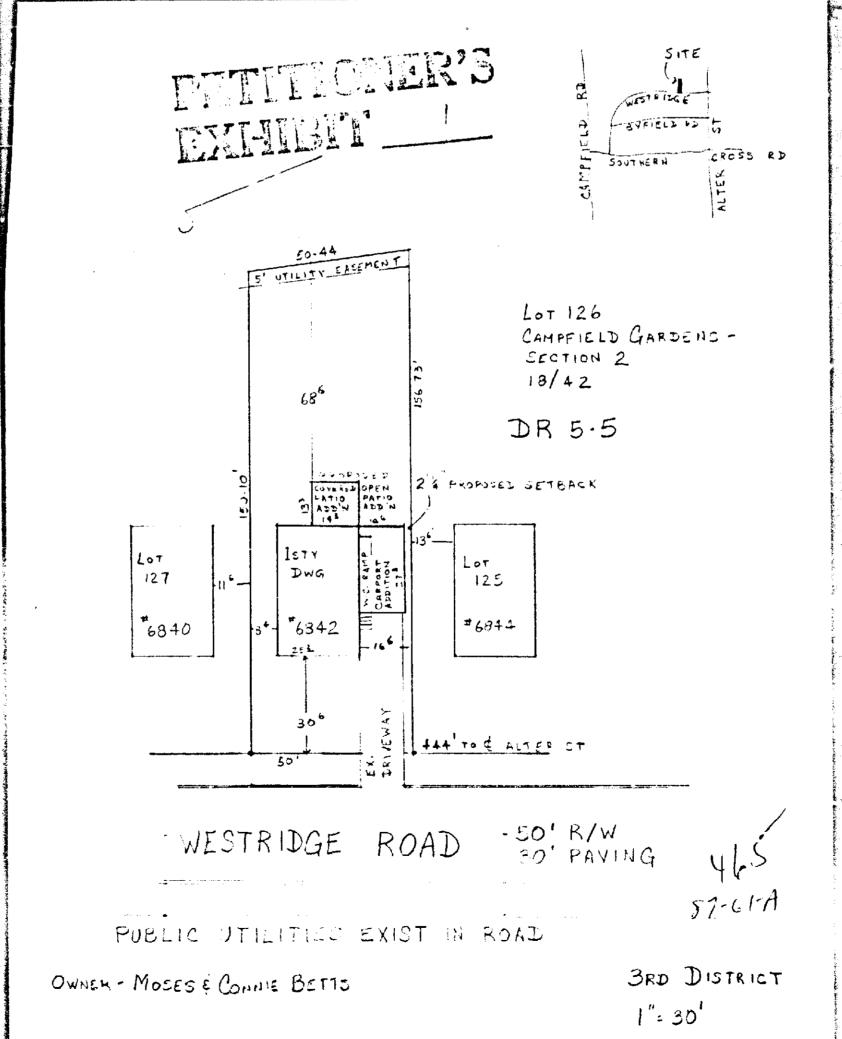
g the property of Moses in on plat plan filed with e event that this Petit ing permit may be issued uppeal period. The Zonin wer, entertain any requ	h the Zoning Office. Shed tion(s) is granted, a d within the thirty (30) - DUD	in the NORTHWEST lished in Pikesvi and before the	lle, Baltin	nore	
unce of said permit during e shown. Such request ng by the date of the h e at the hearing.	must be received in Party 1.	1919	6	-	
ZONIN	BY ORDER OF L DUB	lication appearin	ng on the	,19 ⁸⁶	
	the second pu	blication appeari	ing on the		
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	BALTIMORE C	OUNTY OFFICE OF P	LANNING & Z	ONING	
		County Office Bu 111 W. Chesapeak Towson, Maryland	ilding e Avenue 21204		
Your 9th	petition has day of	been received an	d accepted	for filing this	

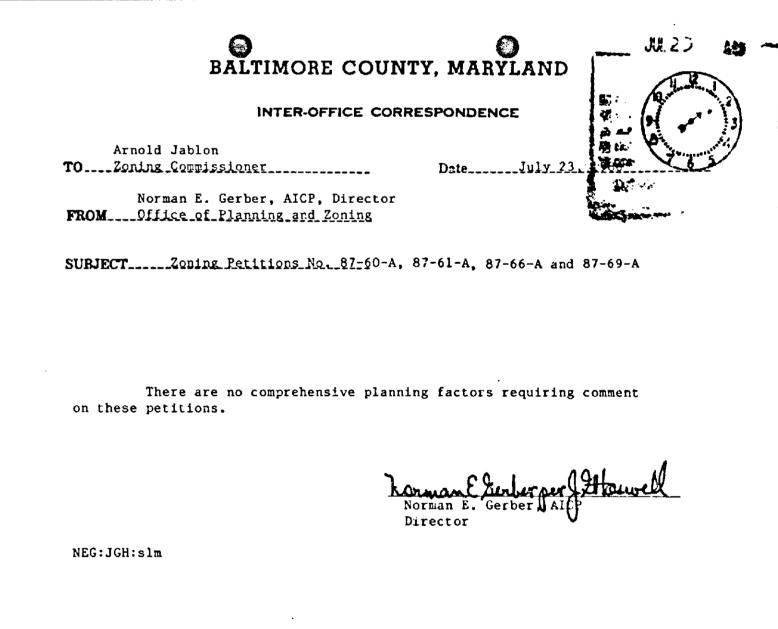
ARNOLD ABLON
Zoning Commissioner

Petitioner Moses Patts, Jr., at ux Received by: James E. Dyer Petitioner's Chairman, Zoning Plans Advisory Committee









ARNOLD JABLON ZONING COMMISSICNER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

September 29, 1986

Mr. & Mrs. Moses Betts, Jr. 6842 Westridge Road Baltimore, Maryland 21207

> RE: Case No. 87-61-A Moses Betts, Jr., et ux,

Dear Mr. & Mrs. Betts:

Pursuant to the land surveyor's report received this date, it appears that your neighbors' concern is justified. A portion of your carport is on their property and the remainder is within only three inches of your joint property line. Obviously, corrective action will be required. I need to know how and when such action will occur.

Additionally, the carport does not comply with the variance granted in my Order dated August 29, 1986. You will need to remove approximately two feet of the carport to be in compliance. This must be done immediately.

Zoning Commissioner

AJ/Sil

cc: Mr. & Mrs. Ellis McKnight 6844 Westridge Road Baltimore, Maryland 21207

Je being honorousers in the Comp-field Hardone area of Baltimore Gusty, pring a mi traggua vuoy estil alvorus, 20 preblemi - 20 evil es C - mallong Roadand the zoning publish is concerning our neighbors at 6842 Westridge Road. They are in the process of building a carport/beck which is "on" the property line. 200 contacted zoning to find out the low regarding adding additions out a home. Dre were told one could not build "within 7'" of the property line. If we did not approve of this atructure being built we were to lile a complaint. This we did. a date has been set for the hearing, which

is Monday august 25, 1986 & 4:45a.m. Our neighbors have a handicapped whom I believe they are using as their l'entouta silt puiblied vol masser sympathing with their plight, and it then was beneficial to them there trialgens a need been a complaint Giled. However, they have put in a diversey and controled a name For the cittle 3th carport is not necessary for the child. The Baltimore

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 29, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120

Chairman

MEMBERS

Department of

Traffic Engineering

Health Department

Building Department

Board of Education

Industrial

Zoning-Administration

Project Planning

State Roads Commission

Bureau of

Bureau of

Mr. Moses Betts, Jr. 6842 Westridge Road Baltimore, Maryland 21207

RE: Item No. 465 - Case No. 87-61-A Petitioner: Moses Betts, Jr., et ux Petition for Zoning Variance

Dear Mr. Betts:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, ames E. Syer/KKB JAMES E. DYER

Zoning Plans Advisory Committee

JED:kkb

Enclosures

DALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

July 2, 1986

Mr. Armold Jab'on Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Japlon:

The Department of Traffic Engineering has no comments for items number 456, 457, 458, 459, 460, 461, 464 (465) and 467.

Very truly yours, medal Thengin

Michael S. Flanigan Traffic Engineer Associate II *******

3

CAMPFIELD COMMUNITY ASSOCIATION 6829 Westridge Road Baltimore, Maryland 21207 653-9214 * 653-1519

August 20, 1986

Mr. and Mrs. Elex McKnight,

In reference to your letter regarding the zoning variance at 6842 Westridge Road, the Campfield Community Association cannot take sides with either party. However, in obseving the situation we do find certain potential winter ice and snow hazards (possible ice and snow sliding into your yard), trespasing to continue building or make any future repairs, possible property value loss on your home if you decide to sell, and it will limit you to building onto your property because it leaves very little clearance between properties.

We also agree that the carport will not benefit a handicap person. Exceptions are made for handicap children and adults by the transportatic. departments statewide and countywide.

One of the association officers will be available to attend the hearing on Monday, August 25, 1986 at 9:45 a.m. and assist yc on certain matters if necessary. Please remember that we can only observe and report our findings and that we cannot give you or your neighbor any other support.

If you have any questions regarding this matter or if you need our assistance in the future please feel free to call me at 653-1519 or 653-9214.

EXHIBIT .

- County Is period Education Division-I ransportation was contacted as to their procedure for the picking up and the discharging of their Decide Chucation Callion. Their policy in she same as that for a med in blik beggarianore- min on fair weather. However, in inclement estation the child can write indione. over a pool in view of the brus driver. Do therefore, we feel using the carport or protection for the child in bod or inclement weather is not necessary.

Mr. Arnold Jablan County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

JULY 22, 1986

Iten 465
Proserty Owner: Moses Betts, Ja, etal SW & ALTERST. The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)There are no site planning factors requiring comment.

(A County Seview Group Meeting is required.

(A County Seview Group meeting was neld and the minutes will be something to Services. A County Review Group meeting was held and the minutes will be forward by the Eureau of Public Services.

This site is part of a longer tract: therfore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior 10 issuance of a building permit.

The access is not satisfactory. The parking arrangement is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.)This property contains must be shown on the bian.

(development on these soils is prohibited.)

(contains and alternation of the floorelain is prohibited.) Occupant on these solls is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.

()Development of this site may constitute a potential conflict with the Baltimore County Haster plan.

()The amended Development Plan was approved by the Planning Board Diandscaping: Must comply with daltimore County Landscape Manual.

The property is located in a deficient service area as defined by Sill 178-79. No building parmit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is

() The property is inducted in a crarric area controlled by a *D* level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas industrianal comments:

Cunone A. Goter

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. REINCKE CHIEF

June 25, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

RU: Property Owner: Moses Betts, Jr., et ux

Location: NW/S Westridge Rd., 444' SW centerline Alter St.

Zoning Agenda: Meeting of 6/24/86 Item No.: 465

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 edition prior to occupancy.

') 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments, at this time.

Mrs Prevention Bureau

Special Inspection Division

dm\

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

TED ZALESKI, IR. DIRECTOR

Office of Planning and Coming Towson, Maryland 21204

Comments on Item # 465 Zoning Advisory Committee Meeting are as follows: Moses Betts, Jr., et ux

NW/S Westridge Road, LLL feet SW c/l Alter Street

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 1980) and other applicable Codes and Standards.
- B. A building and other miscallaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shell be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Was Groups except B-4 Single Family Detached Dwallings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot Jins. B-4 Use Groups require a one hour wall it closer than 3'-0 to an interior lot line. Any tall built m an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction to improvided. See Table 401 and 505 and have your Architect/Angineer contact this department.
- G. The requeried variance appears to conflict with Section(s) ______, of the Baltimore
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engager seals are usually required. The change of Use Groups are from Use to Use . . See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Carports may be treated the same as porches. See the attached Code memo for requirements.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Toning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

0 0 00

JUNE 12,1986

(INDICATE HARDSHIP OR PRACTICAL DIFFICULTY)

1. TO ELEMINATE HAZARDS AND HARDSHIPS FOR MY 16 YEAR OLD HANDICAPPED SON DANTE' ...

****DANTE'S MOTOR SKILLS ARE WEAK WHICH MAKES IT IMPOSSIBLE FOR HIM TO HOLD AN UMBRELLA DURING HEAVY RAIN, WHEN BEING TAKEN TO AND FROM THE CAR, TO HIS WHEEL CHAIR RAMP

****ICE AND SNOW MAKE PUSHING HIS WHEEL CHAIR DIFFICULT AND

DANGEROUS, TO AND FROM CAR AND WHEEL CHAIR RAMP ****DIRECT SUMMER SUN BURNS DANTE'S SKIN VERY QUICKLY AND SOMETIMES CAUSES A RISE IN HIS BODY TEMPATURE THEREFORE HE CAN'T BE OUTSIDE TO ENJOY THE DAY (THERE ARE NO SHADE TREES ON THE PROPERTY)

****MY SON'S HEALTH IS IN JEOPARDY, WHEN BEING EXPOSED TO THE ELEMENTS UNSHELTERED, IT IS NOT FEASIBLE TO KEEP DANTE' INSIDE, ANY MORE THAN NECESSARY.

OUR PLANNED CHANGE WILL NOT ADVERSELY AFFECT THE UNIFORMITY OF OUR COMMUNITY SCENCE AT PRESENT THERE ARE OTHER EXISTING LOTS ON OUR SAME COMMUNITY ZONING BLUE PRINT WITH SIMULAR CHANGES IN REGARDS TO SPACE REQUIRED.

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MR. & MRS MOSES BETTS JR., et up
6842 WESTRIDGE RD. BALTIMORE, MD, 21207

JUNE 10,1986

DEAR SIRS:

THIS IS A REQUEST TO THE ZONING BOARD TO CONSIDER EXPADITING OUR PETITION FOR A ZONING VARIENCE TO COMPLETE A CAR PORT.

MY HUSBAND AND I ARE PLANNING TOWARDS THE SAFEST ENVIORMENT POSSIBLE FOR OUR 16 YEAR OLD HANDICAPPED SON, OUR PAST IMPROVEMENTS TO OUR PROPERTY OUT DOORS AND PRESENT PLANS ARE A PART OF OUR HOPES FOR KEEPING DANTE' AT HOME WITH HIS FAMILY RATHER THAN IN AN INSTITUTION. THE CAR PORT WOULD PROTECT HIM FROM INCLEMENT WEATHER DURING WINTER ON TRIPS TO AND FROM THE CAR, IT ALSO WOULD SERVE AS A COVERED OUTSIDE AREA WHERE DANTE' CAN SIT WITHOUT BEING IN THE DIRECT SUNLIGHT AND ENABLE HIM TO ENJOY THE OUT DOORS DURING THE DAY

ANY HELP YOU ALL CAN GIVE US IN THIS MATTER WOULD BE GRATEFULLY APPRECIATED.

CONNIE BETTS

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1984 BOCA, SECTION 110.6

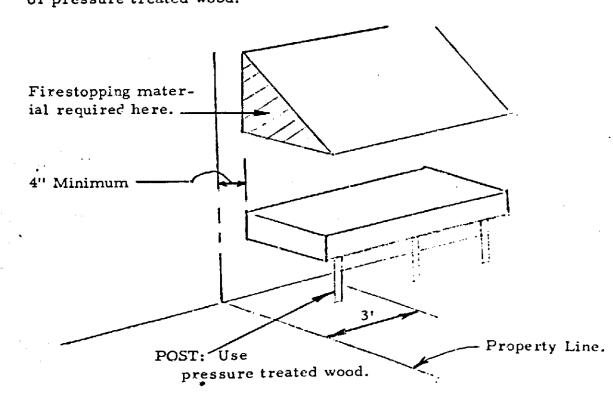
Effective 4-22-85 CODE MEMORANDUM #1

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



PAULA C. HOLLINGER





HOUSE OF DELEGATES ANNAPOLIS, MARYLAND 21401-1991

HOME ADDRESS:

GOVERNOR'S TASK FORCE VIOLENCE & EXTREMISM

I ITH DISTRICT

BALTINIORE COUNTY

COMMITTEES:

ENVIRONMENTAL MATTERS

NATIONAL CONFERENCE OF

STATE LEGISLATURES.

SCIENCE, TECHNOLOGY

AND RESOURCE PLANNING

COMMITTEE

JOINT OVERSIGHT COMMITTE HEALTH CARE COST CONTAINMENT

Mr. Arnold Jablon

Dear Mr. Jablon:

petition.

PCH/lt

County Office Building

Towson Maryland 21204

Zoning Commissioner, Baltimore County

June 524, 1986

It has come to my attention, that a constituent of mine, Connie Betts of

varience to build a carport which will serve as protection in inclement weather

for her handicapped child, Dante Hudson. My office is well acquanited with Mrs.

Betts struggle to keep her son at home rather than in an institution. We were

materials to build her a ramp and driveway so that Dante's wheelchair would be

being in direct sunlight and also would protect him from getting wet during

accessible from house to car. A carport would allow him to sit outside without

trips to and from the car. As I understand it, there are 10 lots on Mrs. Betts' block with improvements that are equal or similar in space requirements to her

I would be very grateful if you would help Mrs. Betts in any way possible in

6842 Westridge Road, Baltimore, Maryland 21207, has applied for a zoning

successful in helping her find companies willing to contribute time and

order to see that her petition is acted on swiftly and favorabely.

Sincerely,

Paula C. Hollinger

Thank you in advance for your cooperation.

3708 LANAMER ROAD RANDALLSTOWN, MARYLAND 21133 PHONE: 655-2525 DURING SESSION:

HOUSE OF FICE BUILDING ROOM 310 ANNAPOLIS, MARYLAND 21401-1991

TELEPHONE: 841-3342

AND RESOURCE PLANNING COMMITTEE GOVERNOR'S TASK FORCE VIOLENCE & EXTREMISM

JOINT OVERSIGHT COMMITTEE HEALTH CARE COST CONTAINMENT

PAULA C. HOLLINGER

11TH DISTRICT

BALTIMORE COUNTY

---COMMITTEES:

ENVIRONMENTAL MATTERS

NATIONAL CONFERENCE OF

STATE LEGISLATURES,

SCIENCE TECHNOLOGY

HOUSE OF DELEGATES

ANNAPOLIS, MARYLAND 21401-1991 HOME ADDRESS:

00

3706 LANAMER ROAD RANDALLSTOWN, MARYLAND 21133 PHONE: 655-2525 DURING SESSION:

HOUSE OFFICE BUILDING ROOM 310 ANNAPOLIS, MARYLAND 21401-1991 TELEPHONE: 841-3342

dellan

Mr. Arnold Jablon Zoning Commissioner, Baltimore County County Office Building

Towson Maryland 21204 Dear Market

June 150 - 10:00 A.M. 486-1480 /683-4992

It has come to my attention, that a constituent of mine, Connie Betts of 6842 Westridge Road, Baltimore, Maryland 21207, has applied for a zoning varience to build a carport which will serve as protection in inclement weather for her handicapped child, Dante Hudson. My office is well acquanited with Mrs. Betts struggle to keep her son at home rather than in an institution. We were successful in helping her find companies willing to contribut time and materials to build her a ramp and driveway so that Dante's wheelchair would be accessible from house to car. A carport would allow him to sit outside without being in direct sunlight and also would protect him from getting wet during trips to and from the car. As I understand it, there are 10 lots on Mrs. Betts' block with improvements that are equal or similar in space requirements to her petition.

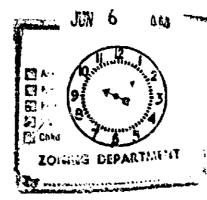
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Thank you in advance for your cooperation.

Sincerely Daula

PCH/lt

Paula C. Hollinger





OVER